003.0	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,800 /	876,800
					USE VALUE:	876,800 /	876,800
					ASSESSED:	876,800 /	876,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAPOLI JAMES & CATHLEEN/TRS
Owner 2:	JAMES NAPOLI TR & CATHLEEN TR
Owner 3:	
Street 1:	158 SEWALL AVENUE
Street 2:	
Twn/City:	WINTHROP
St/Prov:	MA Cntry: Own Occ: N
Postal:	02152 Type:

PREVIOUS OWNER

Owner 1:	NAPOLI JAMES & CATHLEEN -
Owner 2:	-
Street 1:	22 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Stucco Exterior and 2260 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	428,400	4,400	444,000	876,800
Total Card	0.103	428,400	4,400	444,000	876,800
Total Parcel	0.103	428,400	4,400	444,000	876,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.96 | /Parcel: 387.9

Legal Description

User Acct 2428

GIS Ref

GIS Ref

Insp Date 08/11/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,500	4400	4,500.	444,000	876,900	876,900	Year End Roll	12/18/2019
2019	104	FV	332,900	4400	4,500.	471,800	809,100	809,100	Year End Roll	1/3/2019
2018	104	FV	310,700	4400	4,500.	344,100	659,200	659,200	Year End Roll	12/20/2017
2017	104	FV	291,300	4400	4,500.	299,700	595,400	595,400	Year End Roll	1/3/2017
2016	104	FV	291,300	4400	4,500.	255,300	551,000	551,000	Year End	1/4/2016
2015	104	FV	259,300	4400	4,500.	249,800	513,500	513,500	Year End Roll	12/11/2014
2014	104	FV	259,300	4400	4,500.	205,400	469,100	469,100	Year End Roll	12/16/2013
2013	104	FV	269,900	4400	4,500.	195,400	469,700	469,700		12/13/2012

!241!

PRINT

Date	Time
12/10/20	16:04:57

LAST REV

Date	Time
01/17/18	10:37:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI JAMES &	1364-128		1/27/2009	Family	1	No	No		
BUCKLEY EUGENE	1216-104		1/2/2000	Family	300,000	No	No		
	477-453		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	2428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2017	1053	Re-Roof	13,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/20/1999	Meas/Inspect	256	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11460173
Const Adj.:	0.98980200
Adj $ / SQ:	187.550
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620847
Depreciation:	192462
Depreciated Total:	428384

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

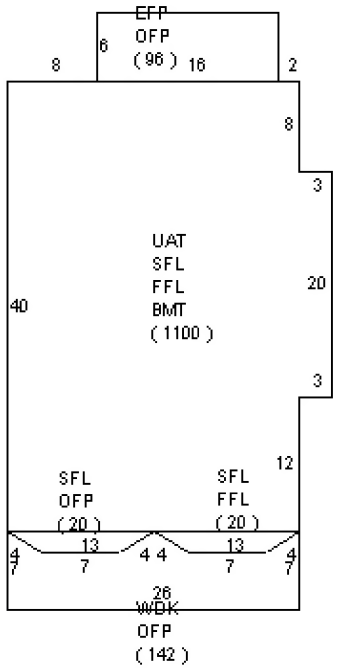
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.55
Special Features:	0	Val/Su Net:	103.70
Final Total:	428400	Val/Su SzAd	189.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,140	187.550	213,807
FFL	First Floor	1,120	187.550	210,056
BMT	Basement	1,100	56.260	61,891
UAT	Upper Attic	275	75.020	20,630
OFP	Open Porch	258	22.660	5,847
WDK	Deck	142	12.910	1,833
EFP	Enclos Porch	96	55.020	5,282

	Net Sketched Area:	4,131		Total:	519,346
Size Ad	2260	Gross Are	4956	FinArea	2260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

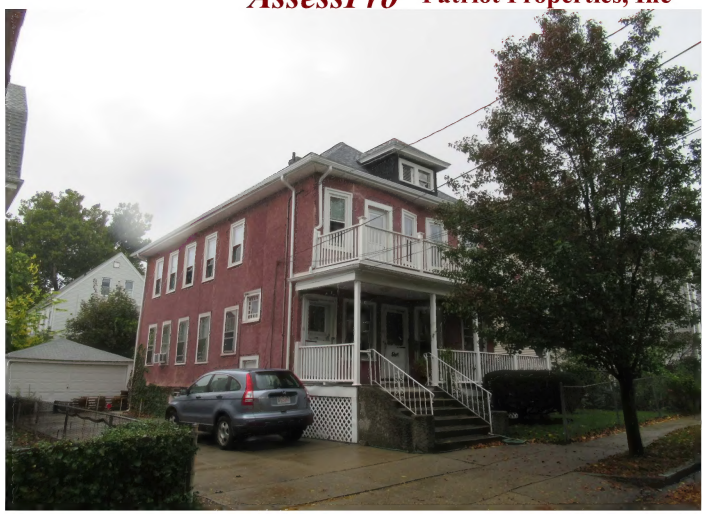
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1923	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc